

Tim Martin
— .co.uk



26 Killybawn Road
Saintfield
BT24 7JP

Offers Around
£335,000

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

Occupying a spacious, elevated site extending to approximately 1 acre or thereabouts, this superb family home enjoys a pleasing rural location, yet within close proximity to both Crossgar and Saintfield.

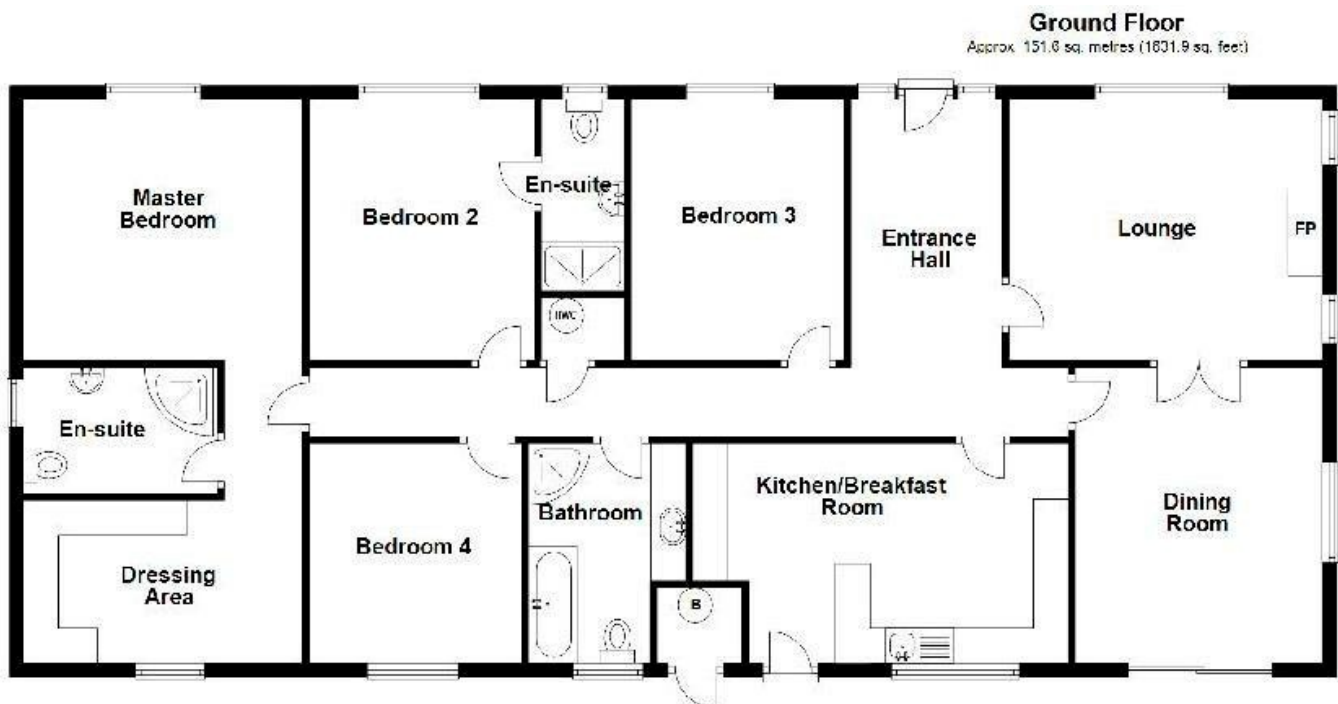
The property is ideally suited for the growing and established families or those looking to downsize to the country. Fitted with oil fired central heating and double glazing, the accommodation is bright and spacious throughout, comprising of four excellent sized bedrooms, with the master bedroom enjoying a walk in dressing room and en suite shower room, lounge with wood burning stove, dining room, modern fitted kitchen and family bathroom. Outside, a spacious gravelled driveway leads to the large detached garage with first floor store, ideal for those wishing to work from home or those with a personal hobby.

Spacious gardens surround the property and enjoy a beautiful rural aspect to the front and rear, whilst providing ample entertaining space for all to enjoy.

Ideally located almost equal distance between Crossgar and Saintfield the property is within easy commuting distance from Belfast and Lisburn, whilst an excellent range of grammar schools in the surrounding and Greater Belfast area are all easily accessible.

FEATURES

- Beautifully Presented Detached Bungalow Set On Approx. 1 Acre
- Four Excellent Sized Bedrooms - Two With En Suite Shower Rooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom With Modern White Suite
- Large Detached Garage With First Floor Store
- Oil Fired Central Heating And Double Glazing
- Spacious Gardens With Beautiful Open Aspect
- Close Proximity To Saintfield & Crossgar
- Convenient Commuting Distance to Belfast And Lisburn
- Perfect For Families Or Downsizing



ACCOMMODATION

ENTRANCE HALL

Glazed Upvc entrance door with matching side panels; wood laminate floor; telephone connection point; access to roofspace (via Slingsby type ladder) partially floored; hotpress with Heatrae Sadia hot water tank.



LOUNGE 4.52m (14'10) x 3.73m (12'3)

Inglenook style fireplace with cast iron multi fuel stove on tiled hearth; wood laminate floor; tv and telephone connection points; glazed double doors through to:-

DINING ROOM 4.24m (13'11) x 3.56m (11'8)

Wood laminate floor; sliding patio doors to rear.



KITCHEN 5.31m (17'5) x 3.15m (10'4)

Excellent range of modern wood laminate high and low level cupboards and drawers with matching glazed display cupboard; incorporating twin tub stainless steel sink unit with mixer taps; integrated electric under over with 4 ring gas hob; Ariston extractor hood over; Ariston integrated dishwasher; space for fridge freezer; space and plumbing for washing machine and tumble dryer; formica worktops; wood laminate peninsula breakfast bar; tiled splash back; tiled floor; glazed Upvc door to rear; recessed spotlights.



BEDROOM 1 3.66m (12'0) x 3.15m (10'4)

BEDROOM 2 3.76m (12'4) x 3.18m (10'5)

EN SUITE SHOWER ROOM

2.74m (9'0) x 1.17m (3'10)

White suite comprising separate tiled shower cubicle with thermostatically controlled shower unit with wall mounted shower attachment; low flush wc with concealed cistern; wall mounted wash hand basin with vanity unit under; tiled walls and floor; extractor fan; towel radiator.



MASTER BEDROOM

3.96m (13'0) x 3.73m (12'3)

Recessed spotlights.

WALK IN DRESSING ROOM

3.96m (13'0) x 2.34m (7'8)

Built in mirrored sliding robes.

EN SUITE SHOWER ROOM

2.69m (8'10) x 1.75m (5'9)

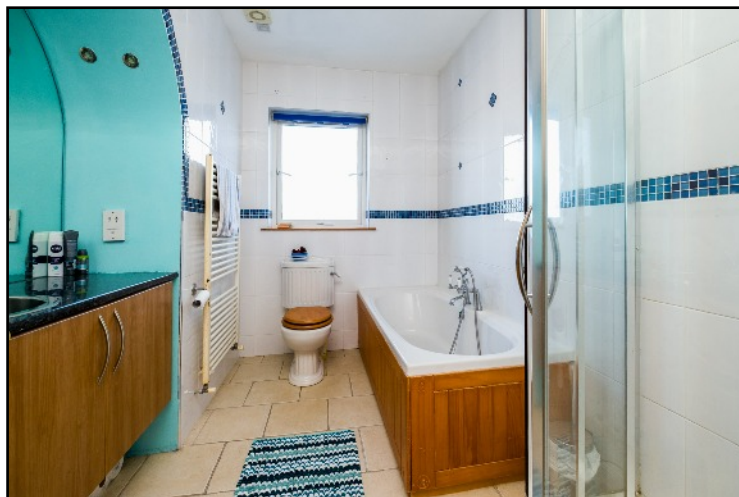
Modern white suite comprising separate tiled shower cubicle with Redring Impressions 5005 electric shower unit and wall mounted telephone shower attachment; fitted sliding shower door; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled wc; tiled walls and floor; towel radiator; recessed spotlights; extractor fan.



BEDROOM 4 3.15m (10'4) x 3.05m (10')

PRINCIPAL BATHROOM 3.1m (10'2) x 1.75m (5'9)

Modern white suite comprising panel bath with raised pillar mixer taps and telephone shower attachment; separate tiled shower cubicle with Mira Go electric shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; low flush wc; recessed stainless steel wash hand basin in granite surround with cupboards and drawers under; built in mirror with recessed spotlights; tiled walls and floor; towel radiator; electric shaver point; extractor fan.



OUTSIDE

Spacious gravelled driveway leading to the front and side of the property and to:-

DETACHED GARAGE / WORKSHOP

Roller shutter door; side door with roller shutter; fluorescent lighting; ample power points; separate wc facilities; access to first floor storage (22'0 x 10'0 average measurements).

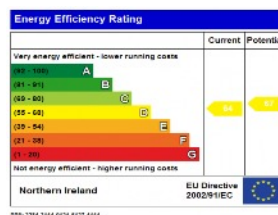
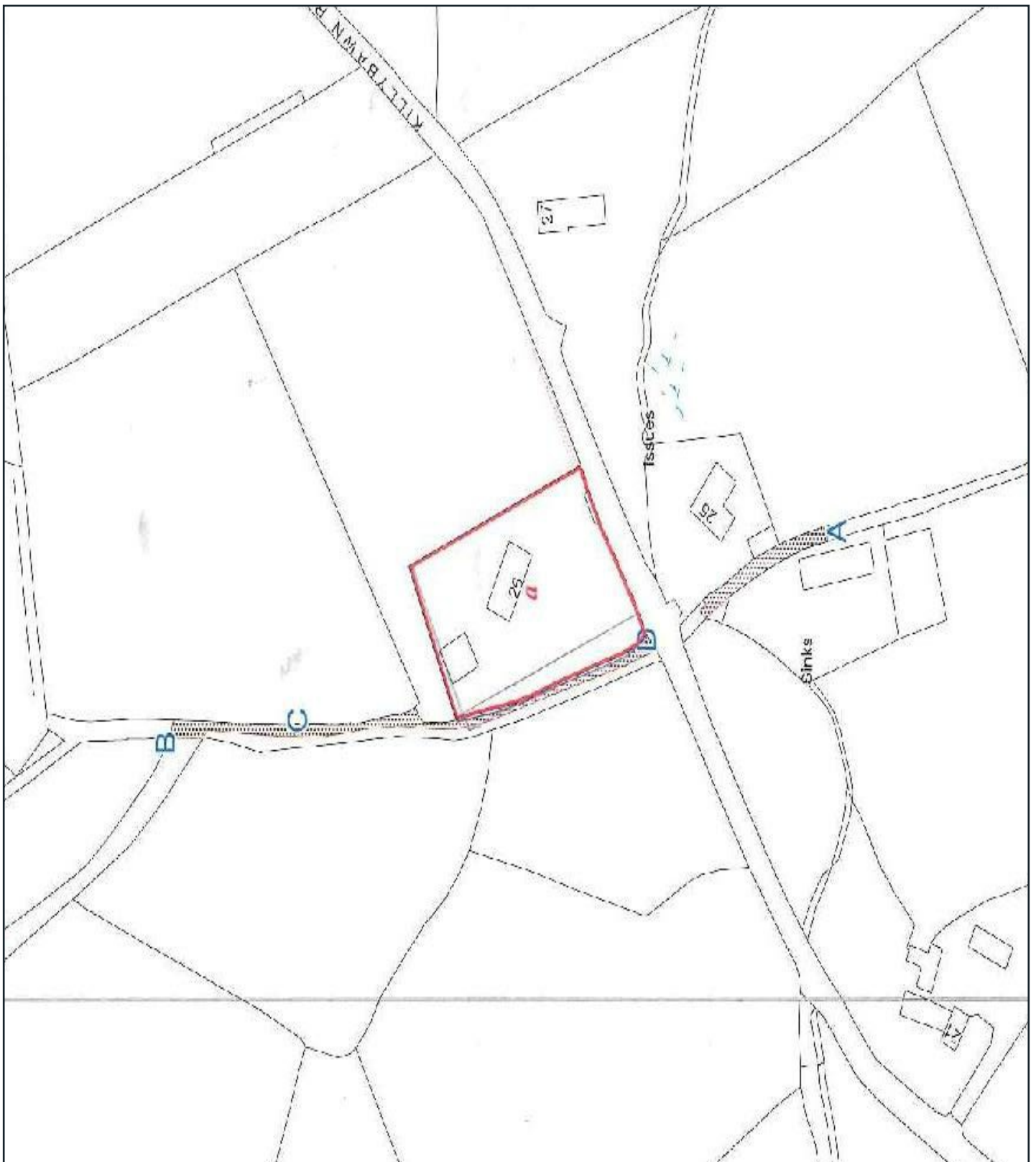
GARDENS

Front gardens laid out in lawn and planted with a wonderful selection of mature trees and ornamental and flowering shrubs; fully enclosed rear gardens laid out in lawn with paved patio area; decorative pebbled path with pergola; beautiful open aspect to surrounding countryside; boiler house with Riello oil fired boiler; PVC oil storage tank; outside lights and water tap.



CAPITAL / RATEABLE VALUE £240,000 Rates Payable = £2058.72 per annum (approximately)

TENURE Freehold



Comber
27 Castle Street, Comber, BT23 5DY
T 028 91 878956

Saintfield ■
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.